

MEMORANDUM

June 10, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney  
SUBJECT: BOARD OF APPEAL REFERRALS

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TABLED 5/27/71

Petition No. Z-2169  
Eighty Nine State Street Corporation  
Massachusetts Simulator Corp. (Lessee)  
89 State Street, Boston

Petitioner seeks a conditional use permit for a change of occupancy from offices to offices, retail store and driver training school in a general business (B-10) district. The proposal would violate the code as follows:

Section 8-7. A driver training school is conditional in a B-10 district.

The property, located on State Street opposite Merchants Row, contains a 16 story office and retail structure. The lessee proposes to operate a driver training school which would consist of classroom training and instruction on special simulator equipment. There would be no on-street parking nor actual automobile operation from the premises. Cars would be garaged in Somerville. Students would be met at home or would meet the cars in Somerville for training elsewhere than in Boston. The staff has no objection but recommends that any exterior design plans, including signs and lighting, be submitted to the Authority for approval. Recommend approval with proviso.

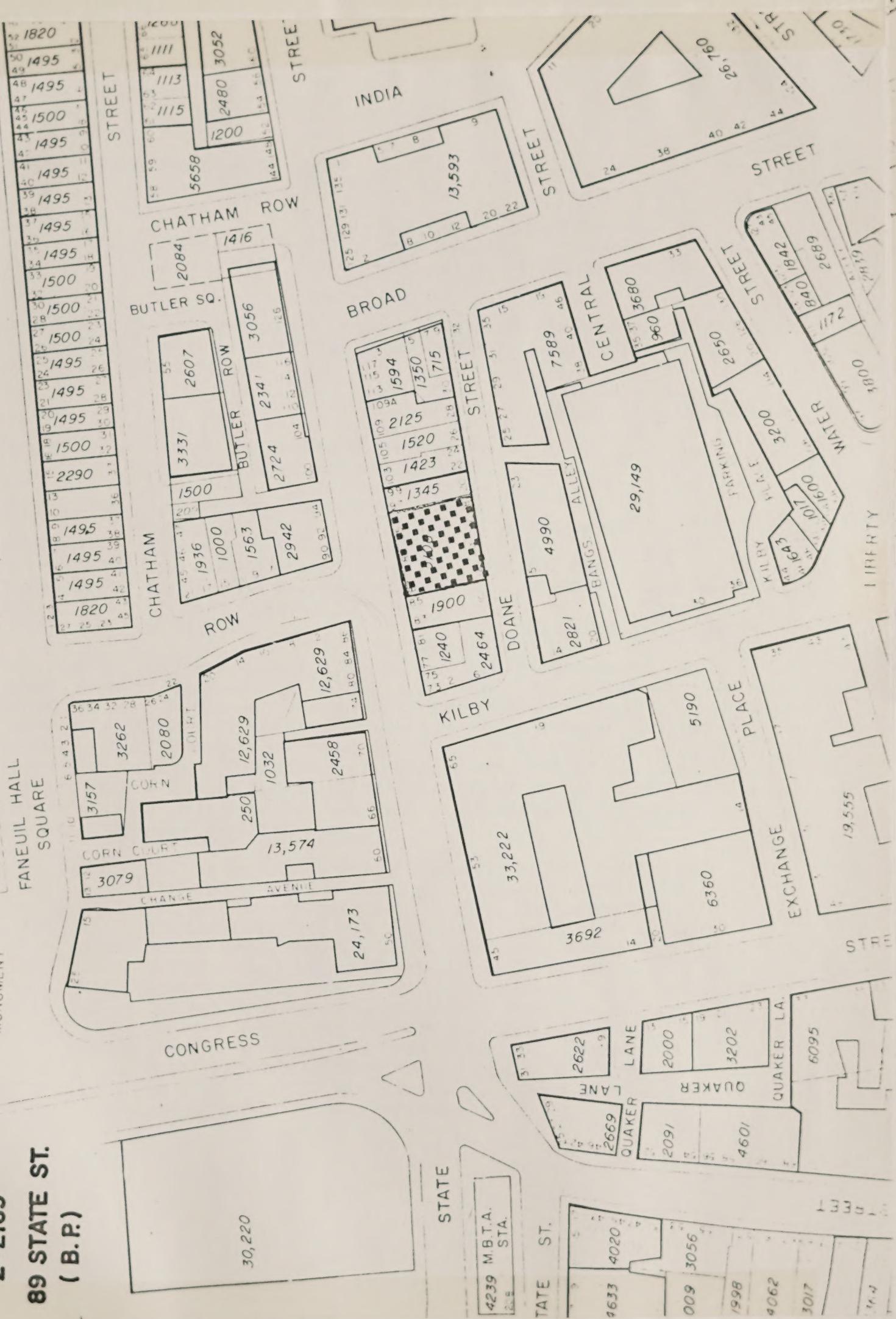
VOTED: That in connection with Petition No. Z-2169, brought by Eighty Nine State Street Corporation, 89 State Street, Boston, for a conditional use permit for a change of occupancy from offices to offices, retail store and driver training school, in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that any exterior design plans, including signs and lighting, be submitted to the Authority for approval.

MARKET

SCUTH

MONUMENT

Z-2169  
89 STATE ST.  
( B.P.)



Board of Appeal Referrals 6/10/71

Petition No. Z-2170  
Frank Cavalieri  
650 Saratoga Street, East Boston

Petitioner seeks six variances to erect a three story and basement 36 unit apartment dwelling in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 10-1. Parking not allowed in front yard nor within five feet of side lot line.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	274 sf/du
Section 15-1. Floor area ratio is excessive.	0.8	1.3
Section 17-1. Open space is insufficient.	800 sf/du	0
Section 20-1. Rear yard is insufficient.	40 feet	10 feet
Section 23-1. Off street parking is insufficient	33 spaces	23 spaces

The property, located on Saratoga Street, near the intersection of Curtis Street, contains 14,609 square feet of vacant land. The neighborhood consists of two and three family dwellings on small lots with minimal public open space. The proposed 36 apartment development would represent a significant increase in the residential density of the neighborhood with no provisions for open space. The parking as indicated on the plan is insufficient and inadequate. However, the staff would be amenable to a density of not more than 20 units. Parking and site plans should be submitted to the Authority for design approval. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2170, brought by Frank Cavalieri, 650 Saratoga Street, East Boston, for six variances to erect a three story and basement 36 unit apartment dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed development would represent a significant increase in the residential density of this two and three family neighborhood. There are no provisions for open space. The off street parking as indicated on the plan is insufficient and inadequate. However, the Authority would be amenable to a density of not more than 20 units. Parking and site plans should be submitted to the Authority for design approval.

Z-2170  
650 SARATOGA ST.  
(E.B.)

WILLIAM

STREET

MAIN STREET

C-1

MOORE

CHEVERUS SCHOOL

STREET

2079

CHAUCER

2078

CURTIS

4993

2538

2236

1882

2077

2212

762

660

682

674

676

678

680

682

684

2046

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Board of Appeal Referrals 6/10/71

Petitions Nos. Z-2174-2175  
Estate of Charles E. Lindsay  
Lindsay S. Blathrow, Executor  
86 & 90 Albano Street, Roslindale

Petitioner seeks eight variances to subdivide an area of land in a residential (R-.5) district. The proposal would violate the code as follows:

86 Albano Street

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot size is insufficient.	5000 sf	4873 sf
Section 14-3. Lot width is insufficient.	50 ft.	39 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	39 ft.
Section 19-1. Side yard is insufficient.	10 ft.	7 ft.
Section 20-2. Accessory building within four feet of side lot line	4 ft.	2 ft.

90 Albano Street

Section 14-1. Lot size is insufficient	5000 sf	4939 sf
Section 14-3. Width is insufficient.	50 ft.	39 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	39 ft.

The property, located on Albano Street near the intersection of Birch Street, contains two 2 1/2 story dwellings. The proposed subdivision is requested for the separate sale of the existing two family structures. The violations are existing and minimal. The proposal would not affect the surrounding residential properties. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2174-2175, brought by Estate of Charles E. Lindsay, 86 & 90 Albano Street, Roslindale, for eight variances to subdivide an area of land in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The violations are existing and minimal. The proposed subdivision would not affect the surrounding residential properties.

Z-2174-75  
86-90 ALBANO S  
(ROS.)

SALDA  
(ROS.)

WASHINGTON

ROAD

12<sup>o</sup>

1

91

4

98

1

1

1

64

1

4

4

Board of Appeal Referrals 6/10/71

Petitions Nos. Z-2180-2184  
George I. Rohrbough  
Massachusetts College of Optometry  
420-428 Beacon Street, Back Bay

Petitioner seeks five conditional use permits, a forbidden use permit and two variances for a change of occupancy from school classrooms to a college including machine shop and accessory laboratories, and, for a use of premises to park 18 cars in an apartment (H-5-70) district. The proposal would violate the code as follows:

Req'd      Proposed

420 Beacon Street

Section 8-7. A college is a conditional use in an H-5 district.

422 Beacon Street

Section 8-7. A college is a conditional use in an H-5 district.

424 Beacon Street

Section 8-7. A college is a conditional use in an H-5 district.

Section 8-7. A machine shop accessory to a college is forbidden in an H-5 district.

426 Beacon Street

Section 8-7. A college is a conditional use in an H-5 district.

428 Beacon Street

Section 8-7. An ancillary parking lot is conditional in an H-5 district.

Section 18-1. Front yard is insufficient.	15 ft.	0
Section 18-4. Front yard is insufficient.	15 ft.	0

The property, located on Beacon Street at the intersection of Hereford Street, contains four masonry structures and 18 car parking lot. The Massachusetts College of Optometry, formerly located on Newbury Street, proposes to occupy the buildings which until recently were utilized by the Chandler School for Women. The college would provide a four year program and would have a substantially smaller enrollment than the former one and two year programmed

Board of Appeal Referrals 6/10/71

Z-2180-2184 (cont.)

school. The proposed workshop (machine shop) would occupy a small part of the rear basement and would be used for the making or adapting of parts required in connection with the teaching and research programs of the college. The structures would not be occupied as dormitories. A complete sprinkler system has been installed. The staff recommends that the petitioner provide suitable landscaping to screen the parking lot from adjacent properties. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-2180-2184, brought by George Rohrbough and Massachusetts College of Optometry, 420-428 Beacon Street, Back Bay, for five conditional use permits, a forbidden use permit and two variances for a change of occupancy from school classrooms to a college including machine shop and accessory laboratories, and for a use of premises to park 18 cars in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval with the proviso that the petitioner provide suitable landscaping to screen the parking lot from adjacent properties.

MEMORIAL

1580	1	370	4875	402
		3750	3750	406
		3750	3600	408
		3750	7500	412
		3750	4950	414
		4050		416
		6000		418
		4200		420
		4350		4350
		350		350
		250		250

05	380	132	4000	6[5]
		132	4000	392
		3900	400	396
			398	399

GOULCESTER

BEACON

351	3360	
353	2016	
355	2016	
357	2240	Z
359	2016	
361	3136	
363	2240	3136
365	1322	
367	2352	
369	2576	
371	2576	
375	2128	
377	2016	
379	2016	
381	2016	
383	2016	
385	2016	
387	2016	
389	2016	
391	2016	
393	2016	
395	2016	
397	2352	
399	3696	

ALLEY

401	3957	
403	2240	
405	2464	
407	2464	
409	2912	
411	2464	
413	3360	
415	3360	1369
417	3360	
419	1904	
421	1904	
423	1904	
425	1904	
427	1904	
429	1904	
431	1904	
433	2091	

ALLEY

435	3490	7	9	11
	1735	1735	1735	1735
	1735	1735	1735	1735
	1735	1735	1735	1735

HEREFORD

160	8250	450
		448

284	2651	
286	2016	
288	2016	
290	2016	
292	2576	
294	2688	
296	2688	
298	2688	
300	2688	
302	2150	
304	2150	
306	2150	
310	2150	
312	2688	
314	2688	
322	2072	
324	9269/	=1399
	13399	13399
	13399	13399

MARLBOROUGH

284	2651	
286	3486	251
288	3737	253
290	3237	255
292	6225	259
294	4482	261
296	3486	263
298	3735	265
300	3237	267
302	6474	269
304	6972	271
306		17

284	2651	
286	3486	281
288	3237	283
290	6847	285
292	3112	287
294	3365	291
296	3358	293
298	5602	295
300	4108	297
302	3984	299
304		301

284	2651	
286	3486	281
288	3237	283
290	6847	285
292	3112	287
294	3365	289
296	3358	291
298	5602	293
300	4108	295
302	3984	297
304		299

284	2651	
286	3486	281
288	3237	283
290	6847	285
292	3112	287
294	3365	289
296	3358	291
298	5602	293
300	4108	295
302	3984	297
304		299

Z-2180-84  
420-28 BEACON ST.

(B P)

C-1

Board of Appeal Referrals 6/10/71

Petition No. Z-2185  
Elizabeth Wilson  
16 Wyoming Street, Washington Park

Petitioner seeks a change in a nonconforming use for a change of occupancy from a nursing home and one family to a day care center in a residential (R-.8) district. The proposal would violate the code as follows:

Section 9-2. A change in a nonconforming use requires a Board of Appeal hearing.

The property, located on Wyoming Street near the intersection of Warren Street, contains a 2 1/2 story frame structure. The petitioner proposes to sell the property to "Our Place to Grow, Inc.," a new Massachusetts charitable corporation which would convert the property to a day care facility with accommodations for 30 children. The facility would receive funds from the Welfare Department when operational. The proposed facility would provide beneficial activities for disadvantaged children and would conform with the objectives of the Washington Park Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2185, brought by Elizabeth Wilson, 16 Wyoming Street, Washington Park, for a change in a nonconforming use for a change of occupancy from a nursing home and one family to a day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposed facility would provide services and activities for disadvantaged children and would conform with the objectives of the Washington Park Urban Renewal Plan.



Board of Appeal Referrals 6/10/71

Petition No. Z-2190  
Donald N. Sweeney, Trustee  
524 Columbus Avenue, South End

Petitioner seeks two variances for a change of occupancy from lodging house to six apartments in a local business (L-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	2.7
Section 23-1. Off street parking not provided	4 spaces	0

The property, located on Columbus Avenue between Worcester Street and Concord Square in the South End Urban Renewal Area, contains a five story brick structure. The petitioner would also rehabilitate the vacant structure. The proposed conversion and rehabilitation would be consistent with the objectives of the South End Urban Renewal Plan. The staff recommends that rehabilitation plans be submitted to the Authority for design review. Recommend approval.

VOTED: That in connection with Petition No. Z-2190, brought by Donald N. Sweeney, Trustee, 524 Columbus Avenue, in the South End Urban Renewal Area, for two variances for a change of occupancy from a lodging house to six apartments in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided that rehabilitation plans are submitted to the Authority for design review. The proposed conversion and rehabilitation would be consistent with the objectives of the South End Urban Renewal Plan.

Z- 2190  
524 COLUMBUS  
(B.P.)

CLAREMCL  
GREENWICH

A hand-drawn map of a residential area, likely a subdivision or neighborhood. The map shows several streets and property lots. House numbers are written on the property lines. In the top right corner, there is a label "WEST". A compass rose at the bottom left indicates cardinal directions: North (N), South (S), East (E), and West (W). The map uses dashed lines for property boundaries and solid lines for streets.

CLAREMONT

1494

26V-2  
18 10  
33 10  
1993  
805 805 805  
116 116

2100	2100	2100	2100	2100
2100	2100	2100	2100	2100
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A close-up view of a portion of a keyboard. The keys are white with black lettering. One key has the word "CLAREMONT" printed on it, and other keys have the number "2100" repeated multiple times.

3  
PARK

333  
2073  
980  
880  
886  
886/  
886/  
152

The diagram features a horizontal timeline at the bottom with vertical tick marks. Above the timeline, the years 1955, 1966, and 1987 are written vertically. A diagonal line runs from the top right towards the bottom left, with the word "COLUMNBUS" written along its path. The letters are partially cut off at the bottom right corner.

		1955	
		1955	
		1955	
		1955	
			3953
	6402		
	0861		
	0851		

170	1738	1734	1707
170	1738	1734	1707

286

£961	£961	£961
22		
08		

118  
205  
295  
395  
495  
595